

FINAL

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**March 19, 2002
Tuesday, 11:00 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the “MXD” Mixed Use District, briefing on the proposed “Corridor Overlay” enabling ordinance and zoning cases recommendations for March 19, 2002, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of March 5, 2002 minutes.
7. Z2001264 S Ford Engineering, Inc., 15838 San Pedro. *(City Council 9)*
8. Z2002008 American City Vista, 2719, 2759 and 2809 Fredericksburg Road. *(City Council 7)*
9. Z2002007 James B. Manley, 23750 IH 10 West. *(City Council 8)*
10. Z2002029 Earl & Brown, P. C., Northeast corner of Flint Valley at Horal Drive. *(City Council 4)*
11. Z2002030 Earl & Brown, P. C., SE corner of Flint Valley & Horal Drive. *(City Council 4)*
12. Z2002031 H. L. H. Development, L. P., 9102 South Presa. *(City Council 3)*

13. Z2002032 A. R. Perez, Jr., 100 Perry Court and 100 Davis Court. (*City Council 9*)
14. Z2002033 C Fire & Police Pension Fund, 802-803 Oblate Drive. (*City Council 9*)
15. Z2002034 Raul C. Mireles & Richard Mecke, 422 North General McMullen.
(*City Council 7*)
16. Z2002036 Habitat for Humanity of San Antonio, 5900 Block of Old Highway 90
West. (*City Council 6*)
17. Z2002037 Henry W. Jenkins, 23695 Cielo Vista Drive. (*City Council 8*)
18. Z2002038 George Harris, 4430 IH 10 E. (*City Council 2*)
19. Z2002039 Edward L. Rishebarger, 7215 Wurzbach Road. (*City Council 8*)
20. Z2002040 Barbara Brown, 8235 Leslie Road. (*City Council 8*)
21. Z2002041 EH & S. Group, 2620 Harry Wurzbach. (*City Council 10*)
22. Executive Session: consultation on Attorney-client matters (real estate,
. litigation, personnel and security matters) as well as any of the above
agenda items may be discussed.
 - A. Attorney –client consultation regarding the Government Hill
Historic District.
23. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

FINAL

CASE NO: Z2001264 S

Date: March 19, 2002 Continuance from January 15, 2002, February 5, 2002 and March 5, 2002

Council District: 9

Ferguson Map: 517 A6

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name: **Owner Name:**

Ford Engineering, Inc.

Tim Fisher

Zoning Request: From "O-2 ERZD" Office Edwards Recharge Zone District to "O-1 S EZRD" Commercial Restricted Edwards Recharge Zone District with a Specific Use Permit for Commercial Athletic Fields.

Property Location: Lot P-6, NCB 15674
15838 San Pedro

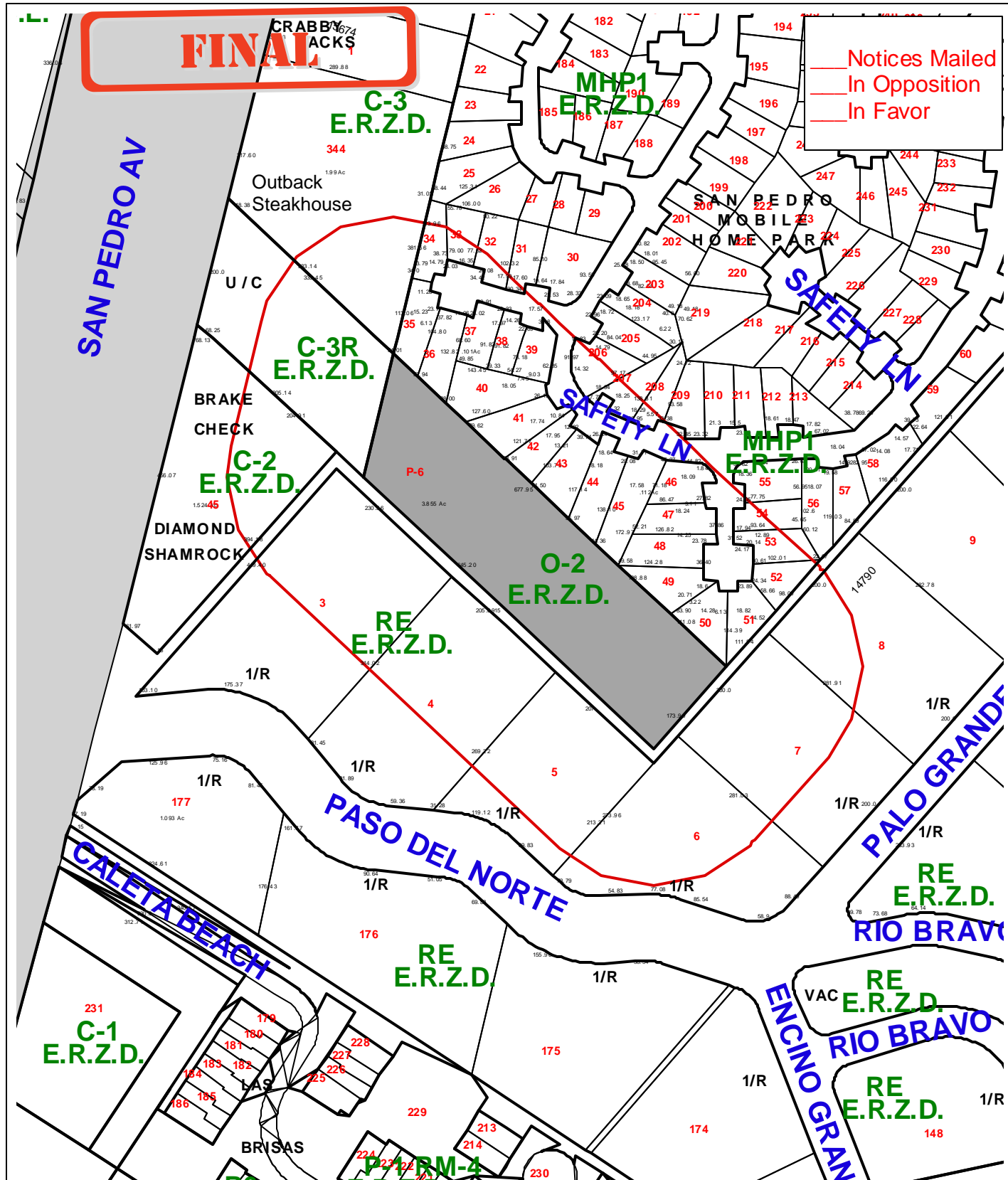
Proposal: Baseball training facility (Batting Cages & Practice Fields)

Neighborhood Association: Shady Oaks Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. Subject property abuts residential zones to the north, east and south. The City of San Antonio Master Plan calls for (in existing neighborhoods) zoning vacant property to encourage development "that is compatible in use and intensity with the existing neighborhood." A Commercial Athletic Field is an intensive use that is incompatible with the existing residential uses directly adjacent to the subject property.



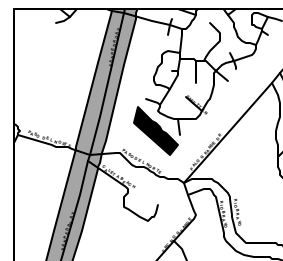
ZONING CASE: Z2001-264

City Council District NO. 9
 Requested Zoning Change
 From: "O-2 ERZD" To: "C-3R ERZD"
 Date: March 19, 2002
 Scale: 1" = 200"

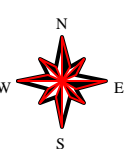
Subject Property

200' Notification

C:\dec_18_2001_1a



T-9,10



FINAL

CASE NO: Z2002007

Date: March 19, 2002 Continuance from January 15, 2002 and February 19, 2002

Council District: 8

Ferguson Map: 479 E2

Case Manager : Fred Kaiser 207-7942

Applicant Name:

James B. Manley

Owner Name:

James B. Manley

Zoning Request: From "R-6" Single-Family Residence District to "C-2 " Commercial District.

Property Location: Lot P-34C, Blk 1, NCB 34732

23750 I.H.10 West

Southwest corner of I.H. 10 and Cielo Vista

Proposal: For a Retail Shopping Center

Neighborhood Association: Cielo Vista Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The property is located at the intersection of Cielo Vista (a collector street) and I.H. 10 West (a freeway). This general segment of Interstate 10 has been developing for commercial use.

FINAL

CASE NO: Z2002008

Date: March 19, 2002

Continued from February 5, February 19, and March 5, 2002

Council District: 7

Ferguson Map: 581 F6

Case Manager : Brandon Ross 207-7442

Applicant Name:

American City Vista

Owner Name:

Fred Road LLC

Zoning Request:

From "R-6" Single Family Residence District, "RM-4" Residential Mixed District, "C-2 NA" Non-Alcoholic Sales District, "C-3" Business District, and "C-3 R" Restrictive Business District to "PUD IDZ" Planned Unit Development Infill Development Overlay Zone with permitted uses including "RM-4" Residential Mixed District, and "C-2" Commercial District.

Property Location:

10.307 acres out of NCB 8416 to be zoned "IDZ (PUD)" with uses permitted under "RM-4" Residential Mixed District; .74 acres out of NCB 8416 to be zoned "C-2" Commercial District

2719, 2759, and 2809 Fredericksburg Road

West side of Fredericksburg Road, just south of Babcock

Proposal:

Single-Family Residential PUD and Commercial Uses

Neighborhood Association:

Jefferson Neighborhood Association, Monticello Park Neighborhood Association, Los Angeles Heights Neighborhood Association / Jefferson Neighborhood Plan, Near Northwest Community Plan

Traffic Impact Statement:

A traffic impact analysis is not required.

Staff Recommendation:

a) Denial of "(IDZ PUD) RM-4" Infill Development Zone Planned Unit Development, and approval of "IDZ" Infill Development Zone with permitted uses and densities including those allowed in RM-4 (with a minimum lot size of 2400 square feet) for 10.307 acres out of NCB 8416 (as described by field notes); and b) approval of "C-2" Commercial District for .74 acres out of NCB 8416 (as described by field notes).

a) Objective 3.4 of the Near Northwest Community Plan is to "Encourage new housing development that is compatible with the community's character." The urban design guidelines and pedestrian circulation amenities required by the Infill Development Zone will facilitate the fulfillment of this objective for the 10.307 acre tract. A small-lot single family residential development will act as a transition between the existing apartments to the north of the subject property and the existing large-lot single family residential development to the south of the subject property. Page 42 of the Near Northwest Community Plan calls for "Urban low-density residential" at the location of the 10.307 acre tract. The land use and density required by "RM-4" is compatible with that of the surrounding neighborhood.

b) Page 42 of the Near Northwest Community Plan calls for "Community Commercial" at the location of the .74 acre tract. The "C-2" district is compatible with the surrounding commercial land uses and zoning districts.

FINAL

CASE NO: Z2002029

Date: March 19, 2002 Continuanee from March 5, 2002.

Council District: 4

Ferguson Map: 613 B7

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Earl & Brown, P.C.

Owner Name:

Westpond Unit II, Ltd., Attn: Steve Miller

Zoning Request: From "C-3R" Commercial District, Restrictive Alcoholic Sales to "MF-25" Multi-Family District.

Property Location: 0.5130 acres out of P-42, Block 38, NCB 17878

Northeast corner of Flint Valley at Horal Drive

Proposal: Multi-Family Dwellings

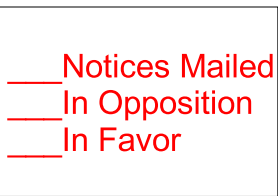
Neighborhood Association: Rainbow Hills Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not requested.

Staff Recommendation:

Approval.

"MF-25" is a substantial downzoning from the existing commercial zoning. "MF-25" provides for a transition between the multi-family uses to the north and east and the commercial use to the west. Multi-family uses are consistent with the surrounding land use and zoning. The property is serviced by a major bus route.

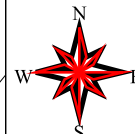


City Council District NO. 4
Requested Zoning Change
From: "B-3R" To: "MF-25"
Date: MAR. 5, 2002
Scale: 1" = 200"

200' Notification

A map of the Flint Valley area. The map shows several roads: Dale Valley, Easy Valley, Flint Valley, and Adams Hill. A black rectangle is placed on Flint Valley Dr, indicating the location of the proposed development. The map is oriented with North at the top.

T- 16



FINAL

CASE NO: Z2002030

Date: March 19, 2002

Continued from March 5, 2002

Council District: 4

Ferguson Map: 613 B7

Case Manager : David Arciniega 207-5876

Applicant Name:

Earl & Brown, P.C.

Owner Name:

Westpond Unit II, Ltd., Attn: Steve Miller

Zoning Request: From "C-2" Commercial District and "C-3 R" Commercial Restrictive Alcoholic Sales District to "R-5" Residential Single Family District.

Property Location: P-43, P-36, P-36C, Block 38, NCB 17388

SE corner of Flint Valley @ Horal Dr.

Proposal: Single-Family Dwellings

Neighborhood Association: Rainbow Hills NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

The subject property is currently vacant and has an established subdivision zoned "R-6" to the west and south, "MF-25" zoning to the north and "C-3 R" zoning to the east. "R-5" zoning will provide a downzoning from the present "C-2" and "C-3 R" zoning. The proposed zoning is consistent and compatible with the adjacent developed subdivision to the west and south that is presently zoned "R-6".

FINAL

CASE NO: Z2002031

Date: March 19, 2002 Continuanace from March 5, 2002.

Council District: 3

Ferguson Map: 683 F3

Case Manager : Richard Ramirez 207-5018

Applicant Name:

H.L.H Development, L.P.

Owner Name:

H.L.H. Development, L.P.

Zoning Request: From "C-3" Commercial District and "I-1" General Industrial District to "MXD" Mixed Use District.

Property Location: P-5, NCB 10920
9102 South Presa

Proposal: To provide concentrated residential, retail, services, office and mixed uses

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

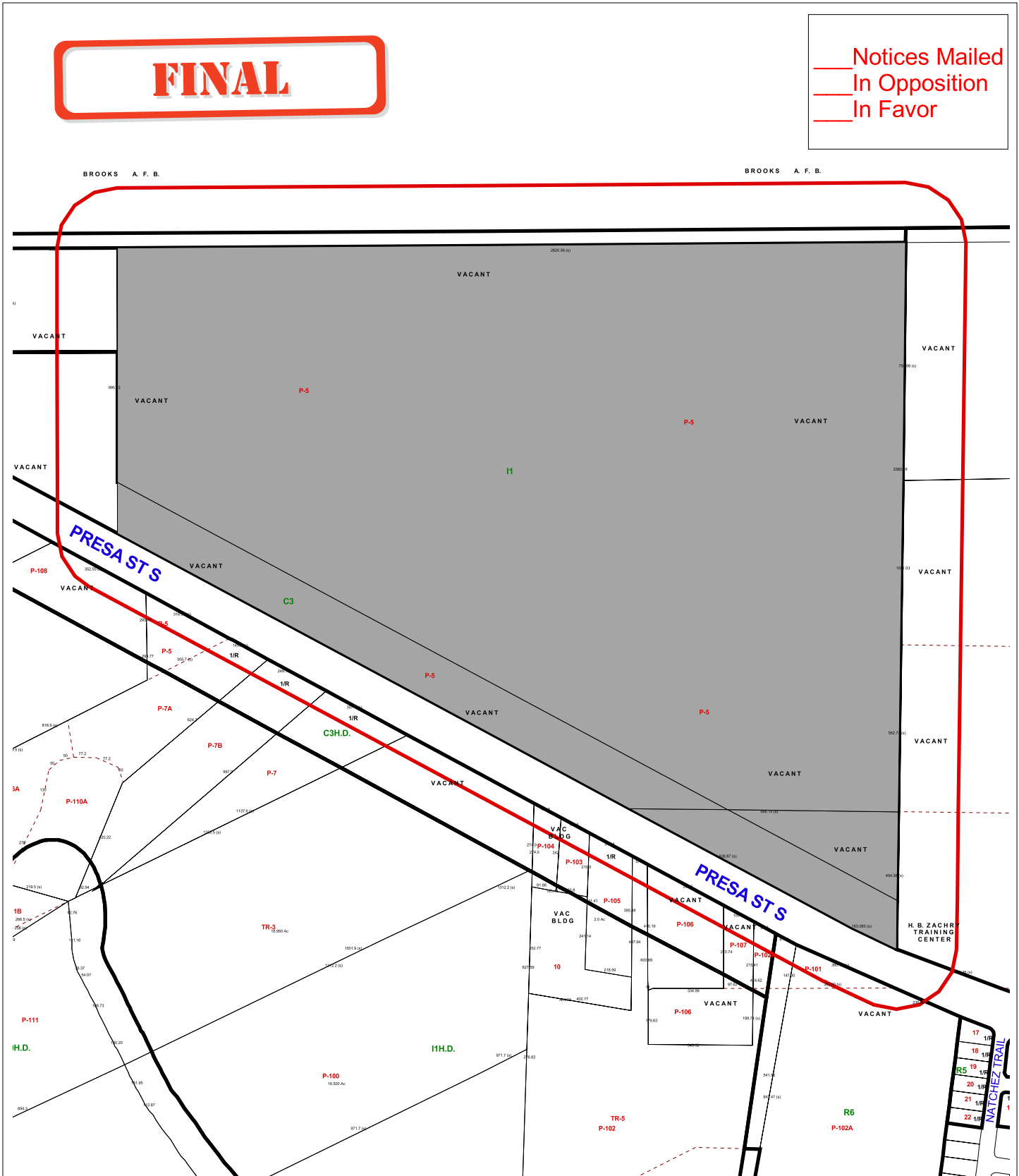
Approval.

The "MXD" Mixed Use District will provide concentrated residential, retail, services, offices and uses for the area. "MXD" zoning will provide a downzoning from "C-3" and "I-1". The subject property has existing "C-3" zoning to the west and south, "NP-10" zoning to the east and Brooks Air Force Base to the north is being converted into a research office campus. The "MXD" zoning is compatible with the surrounding zoning and will encourage future development for the area. The Aviation Department does not oppose this development, furthermore, a declaration of notice should be placed on all residential property in this development. This type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.

FINAL

☐ Notices Mailed
☐ In Opposition
☐ In Favor

BROOKS A. F. B.



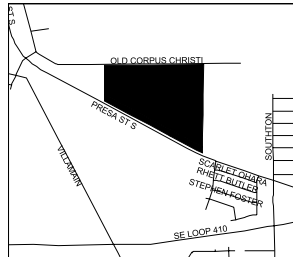
ZONING CASE: Z2002-031

City Council District NO. 3
Requested Zoning Change
From: "B-3,I-1" To: "MXD"
Date: MAR. 5, 2002
Scale: 1" = 475"

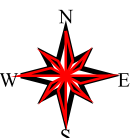
Subject Property

200' Notification

J:\MAR_5_2002



T- 18



FINAL

CASE NO: Z2002032

Date: March 19, 2002 Continuanace from March 5, 2002

Council District: 9

Ferguson Map: 583 C7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

A.R. Perez, Jr.

Owner Name:

A.R Perez, Jr

Zoning Request: From "R-4" Single-Family Residence District to "O-1" Office District.

Property Location: Lots 12, 13, 20, 21 & 22, Block 2, NCB 6228

100 Perry Ct. and 100 Davis Ct.

Between Perry Ct. and Davis Ct. approximately 150 ft. east of Broadway

Proposal: To be able to build offices

Neighborhood Association: Mahncke Park Neighborhood Association

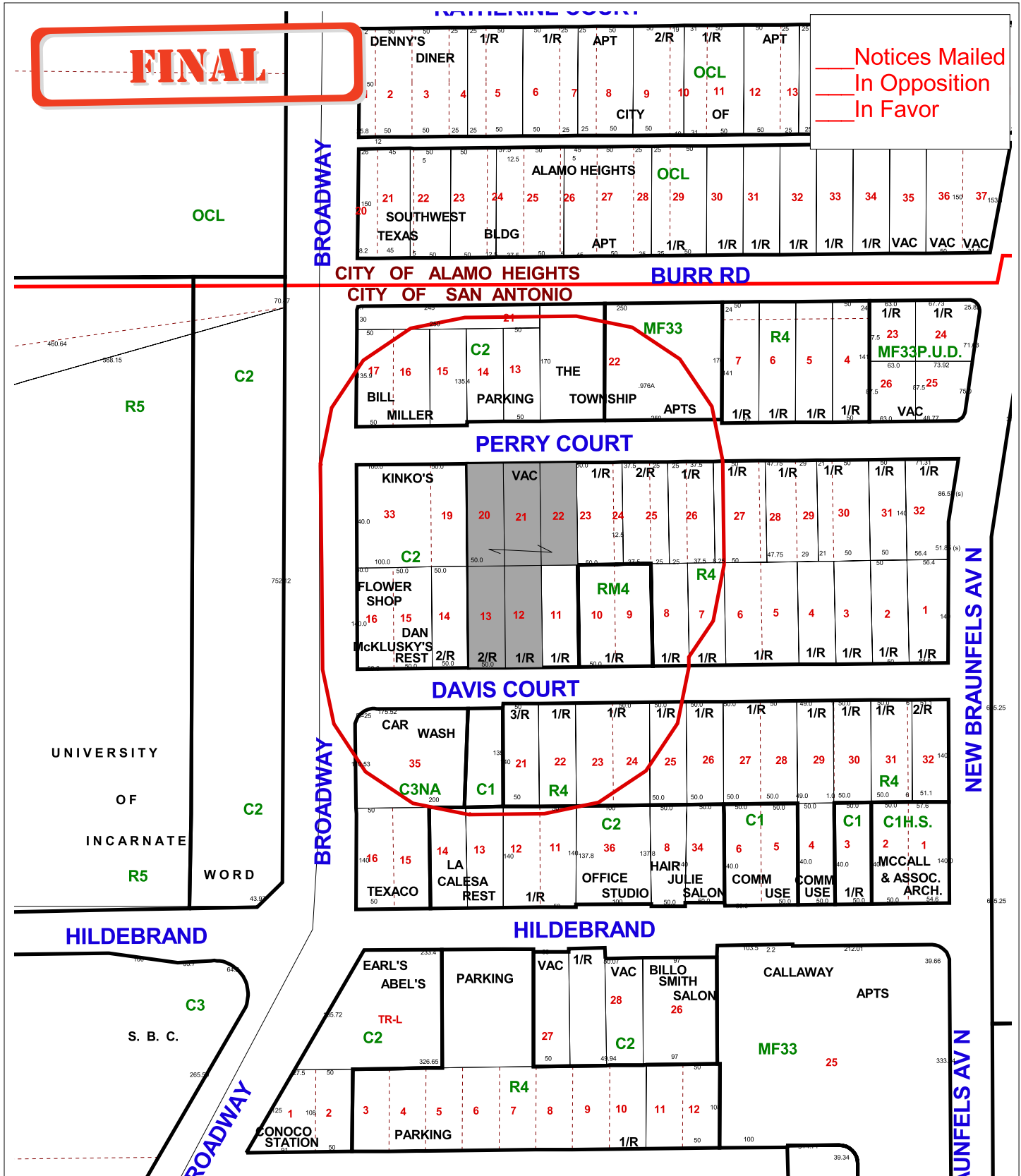
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Mahncke Park Neighborhood Plan recommends commercial use at this location. "O-1" Office District will permit office development as requested but will provide height and area controls. Introduction of commercial development of a retail or service use type, off of Broadway, may result in undesirable hours of operation adjacent to residential uses and excessive traffic flow.

FINAL

Notices Mailed
In Opposition
In Favor



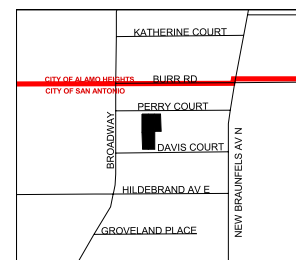
ZONING CASE: Z2002-032

City Council District NO. 9
Requested Zoning Change
From: "R-4 To "O-1"
Date:
Scale: 1" = 200"

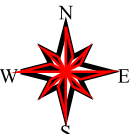
Subject Property

200' Notification

J:\MAR_5_2002



T-17



FINAL

CASE NO: Z2002033 C

Date: March 19, 2002 Continued from March 5, 2002

Council District: 9

Ferguson Map: 582E1,2

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Fire & Police Pension Fund

Owner Name:

Shearer Hills Baptist Church

Zoning Request: From "R-4" Residential Single-Family District (3.5715 acres) and "R-5" Residential Single-Family District (0.5275 acres) to "C-2" Commercial District (1.734 acres), "R-4 C" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot (1.747 acres) and "R-5 C" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot.

Property Location: Lots 1,2,3,4, and 5, Blk 2, NCB 10063 and Lots 1,2,3,4,5 and 12, Blk 2, NCB 11016
802-803 Oblate Drive

Proposal: Administrative offices for Fire and Police Departments Pension Fund

Neighborhood Association: Shearer Hills/ Ridgeview

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. North Central Neighborhoods Community Plan designates this property as public/institutional use (reference page 50). The subject property is an existing church building and parking lots. There is existing commercial zoning and development to the east and athletic fields to the west. The Conditional Uses for Non-Commercial Parking Lots will prevent further encroachment of commercial zoning into the residential neighborhoods. Staff recommends the following conditions:

- a. Solid screen fence along north and east property lines of Lots 1,2,3,4,5 and 12, Blk 2, NCB 11016 and along the west property line of lot 5, Blk 16, NCB 10063.
- b. Lighting shall be directional as to not offend the nearby residences.

FINAL

CASE NO: Z2002034

Date: March 19, 2002 Continued from March 5, 2002 for renotification

Council District: 7

Ferguson Map: 615 D3

Case Manager : Brandon Ross 207-7442

Applicant Name:

Raul C. Mireles & Richard Mecke

Owner Name:

Edith Otelia H Bowman, Estate

Zoning Request: From "I-1" General Industrial District, "MF-33" Multi-Family District to "C-2 C" Commercial District with a conditional use to allow mini-storage units.

Property Location: Lots 15 through 24, Block 17, NCB 8284

422 North General McMullen

East side of North General McMullen

Proposal: To demolish existing vacant car wash and construct a retail center

Neighborhood Association: None

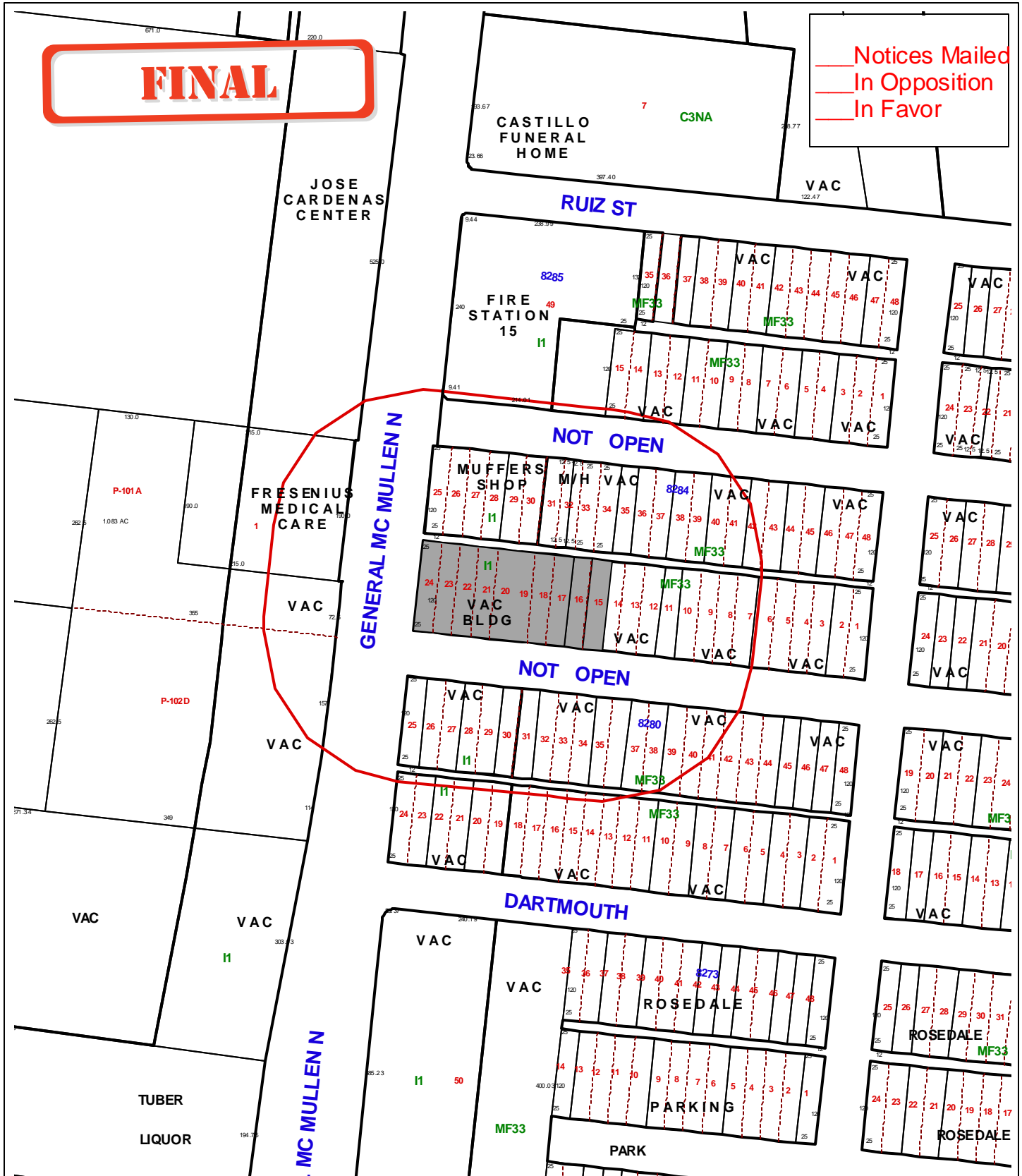
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed zoning and land uses are appropriate for this area. The "C-2 C" Commercial District would be an appropriate downzoning from "I-1" General Industrial District on lots 19-24.

FINAL

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



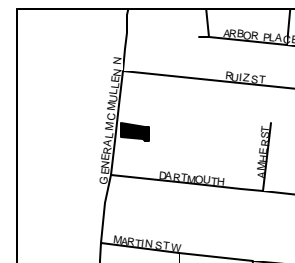
ZONING CASE: Z2002-034

City Council District NO. 7
 Requested Zoning Change
 From: "I-1, MF-33" To: "C-2 C"
 Date: MAR. 19, 2002
 Scale: 1" = 200"

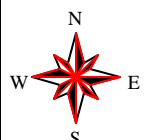
Subject Property

200' Notification

J:MAR_5_2002



T-20



FINAL

CASE NO: Z2002036

Date: March 19, 2002

Council District: 6

Ferguson Map: 614 C7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Habitat for Humanity of San Antonio

Owner Name:

Habitant for Humanity of San Antonio

Zoning Request: From "C-2 NA" Commercial, Nonalcoholic Sales District and "C-3 NA Commercial, Nonalcoholic Sales District to "R-5" Residential Single-Family District.

Property Location: Lots TR-14 and TR-H, Block 64, NCB 13942

5900 Block of Old Highway 90 West

Southwest corner of Old Highway 90 West and Jerome Rd.

Proposal: To develop an 88 unit new home project

Neighborhood Association: None

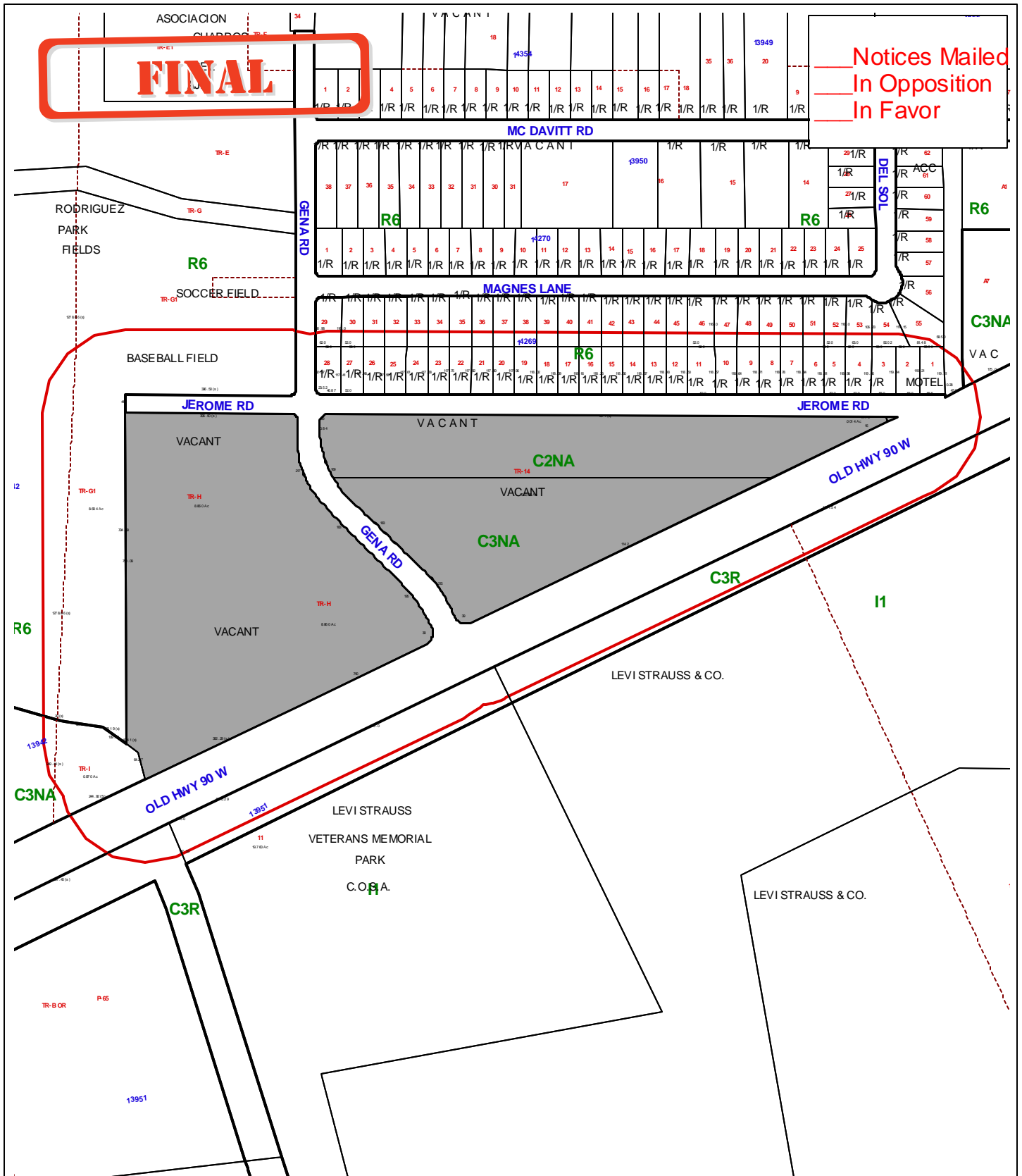
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The "R-5" request is a substantial down zoning from the existing "C-2 NA" and "C-3 NA" zoning. "R-5" residential is compatible with the single-family residential to the north.

FINAL

Notices Mailed
In Opposition
In Favor



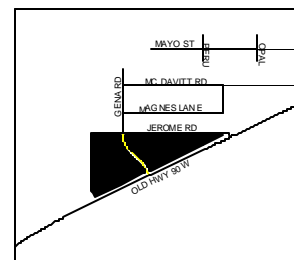
ZONING CASE: Z2002-036

City Council District No. 6
Requested Zoning Change
From: "C-2NA,C-3NA" To: "R-5"
Date: MARCH 19, 2002
Scale: 1" = 325"

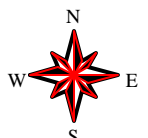
Subject Property

200' Notification

J:\MAR_19_2002



T-20



FINAL

CASE NO: Z2002037

Date: March 19, 2002

Council District: 8

Ferguson Map: 479 E3

Case Manager : David Arciniega 207-5876

Applicant Name:

Henry W. Jenkins

Owner Name:

Henry W. Jenkins

Zoning Request: From "R-6" Residential Single Family District to "R-20" PUD Residential Single Family Planned Unit Development District.

Property Location: A 3.121 acre tract out of Lot 1, Block 1, NCB 34730
23695 Cielo Vista Dr.

Proposal: To develop 3 large lots for residential use

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

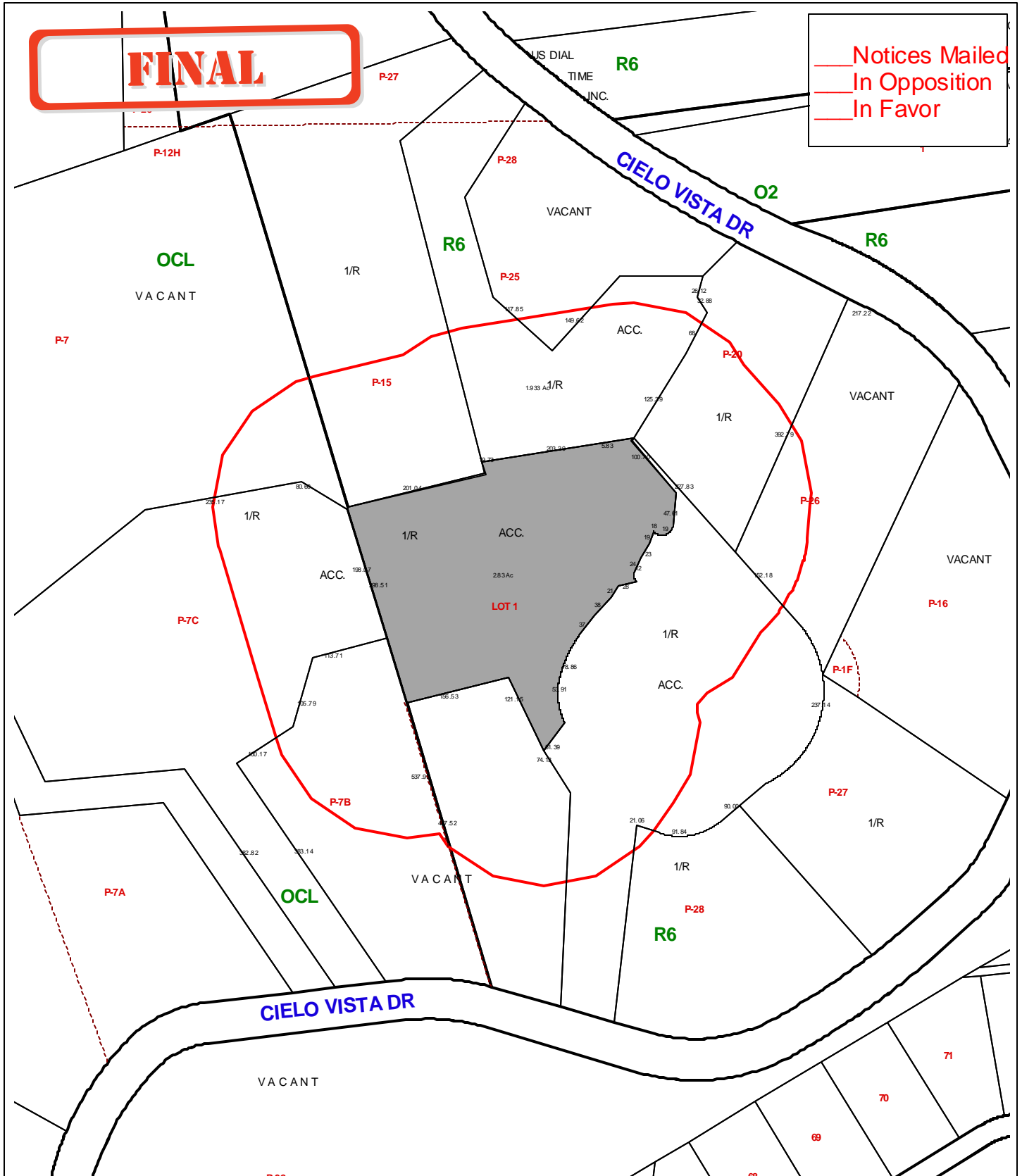
Staff Recommendation:

Approval.

The subject property has a one single family residence on 3.121 acre tract of land and is surrounded by "R-6" zoning. The subject property is accessible by a long private driveway and is adjacent to vacant land and one residence. "R-20" PUD would be appropriate at this location and will not adversely affect the area. The proposed development must meet the PUD requirements and require approval by the Planning Commission.

FINAL

Notices Mailed
In Opposition
In Favor

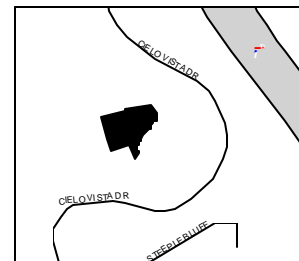


ZONING CASE: Z2002-037

City Council District No. 8
Requested Zoning Change
From: "TEMP R-1" To: "R-20 PUD"
Date: MARCH 19, 2002
Scale: 1" = 200'

Subject Property
200' Notification

J:\MAR_19_2002



T-8

FINAL

CASE NO: Z2002038

Date: March 19, 2002

Council District: 2

Ferguson Map: 618 D4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Geoge Harris

Owner Name:

George Harris

Zoning Request: From "R-5" Residential Single Family District to "I-1" General Industrial District.

Property Location: Lot C Block 10616

4430 IH 10 E

West of the intersection of IH 10 and W.W. White

Proposal: To operate a trailer rental facility

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property fronts on Interstate 10 East. Surrounding zones are "I-1", "C-2" and "R-4". "I-1" zoning would be appropriate at this location. This area is developing as an industrial center.

FINAL

CASE NO: Z2002039

Date: March 19, 2002

Council District: 8

Ferguson Map: 580 E1

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Edward L. Rishebarger, Trustee for Boyce
H. Gaskin Trust

Owner Name:

Boyce H. Gaskin Trust

Zoning Request: From C-1 Commercial District, C-2 Commercial District & R-5 Residential Single-Family District to C-3 Commercial District.

Property Location: 2.155 acres out of NCB 11610

7215 Wurzbach Road

On the north side of Wurzbach Road approximately 580 feet west of Babcock Road

Proposal: For a restaurant or sandwich shop

Neighborhood Association: Dreamhill Estates Property Owners Action Association and Dreamhill Estates Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "C-2" Commercial District. The subject property is presently zoned "C-1", "C-2" and "R-5". The surrounding area is zoned "C-1" and "C-2" Commercial. The adjacent area has developed with apartments and offices.

FINAL

___ Notices Mailed
 ___ In Opposition
 ___ In Favor



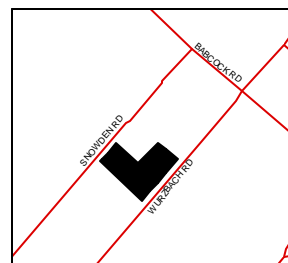
ZONING CASE: Z2002-039

City Council District NO. 8
 Requested Zoning Change
 From: "C-1,C-2,R-5" To: "C-3"
 Date: MARCH 19, 2002
 Scale: 1" = 200"

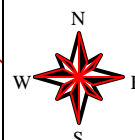
Subject Property

200' Notification

J:\mar_19_2002



T-16



FINAL

CASE NO: Z2002040

Date: March 19, 2002

Council District: 8

Ferguson Map: 546 C8

Case Manager : David Arciniega 207-5876

Applicant Name:

Barbara Brown

Owner Name:

Gene & Barbara Brown

Zoning Request: From "R-6" Residential Single Family District to "C-3 NA" Commercial Non Alcoholic Sales District.

Property Location: P-5 D, NCB 16051
8235 Leslie Rd.

Proposal: To operate a general automotive repair service

Neighborhood Association: None

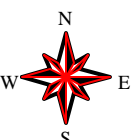
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The subject property currently has two structures and fronts on Leslie Road which directly parallels Loop 1604 West Expressway. The subject property is surrounded by "R-6" Residential Single Family zoning. The subject property is surrounded by a residence to the south, and vacant land to the north and west. The requested zoning is encouraged at major intersections and thoroughfares, furthermore, "C-3" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

___ Notices Mailed
 ___ In Opposition
 ___ In Favor



FINAL

CASE NO: Z2002041

Date: March 19, 2002

Council District: 10

Ferguson Map: 584 A3

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

EH & S Group

Owner Name:

EH & S Group

Zoning Request: From "I-1" General Industrial District to "L" Light Industrial District.

Property Location: Lot 15/Block 1/NCB 16888

2620 Harry Wurzbach

Proposal: To operate a swimming pool supply & service company and a furniture upholstery company

Neighborhood Association:

Traffic Impact Statement: A Traffic Impact Analysis has been completed

Staff Recommendation:

Approval. Subject property is vacant land fronting on Harry Wurzbach, a major arterial. Surrounding zones are "I-1" and "C-3." The Aviation Department does not oppose the proposed development on this property. This type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.

☐ Notices Mailed
☐ In Opposition
☐ In Favor

